

Mayor Patrick McCrory

Nancy Carter
Harold Cogdell, Jr.
Malcolm Graham
Don Lochman
James E. Mitchell, Jr.

Mayor Pro Tem Patrick De'Angelo Cannon

Patrick Mumford
Sara S. Spencer
John Tabor
Lynn Wheeler
Joe White

CITY COUNCIL MEETING
Monday, September 23, 2002

4:00 p.m.

Special Meeting
Conference Center

5:00 p.m.

Conference Center

Dinner Briefing
(See Table of Contents)

6:30 p.m.

Meeting Chamber
- **Invocation**
- **Pledge of Allegiance**
- **Citizens Forum**

7:00 p.m.

- **Awards and Recognitions**
- **Formal Business Meeting**

CITY COUNCIL AGENDA

Monday, September 23, 2002

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4:00 P.M. Special Meeting Conference Center

Closed Session

Action: Adopt a motion pursuant to NCGS 143-318.11(a)(4) and (5) to go into closed session to discuss matters relating to the location of an industry or business in the City of Charlotte and to establish, or to instruct staff or the City's negotiating agents concerning the position to be taken by or on behalf of the City Council in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Arena Land Purchase Option and Third Ward Place Vision Plan

Committee Chair: Lynn Wheeler

Resources: Jim Schumacher, Engineering and Property Management
Jeb Blackwell, Engineering and Property Management
Susanne Todd, City Attorney's Office
Martin Cramton, Planning
Dan Thilo, Planning

Time: 45 minutes

Synopsis of Presentation:

Council will review and discuss the actions taken on September 19, 2002 by the Economic Development and Planning Committee relative to the option to purchase the Third Ward land for an arena and the urban designer contract between the City and the County. The Committee's September 19, 2002 meeting was scheduled to consider Mecklenburg County's September 18, 2002 actions on these same items.

Future Action:

September 23, 2002 Business Meeting

Attachment 1

Mecklenburg County's agenda items relative to each action

2. Contract Award for West Zone Solid Waste Collection Bid

Committee Chair: Joe White

Resources: Clark Jackson, PCAC Chair
David Elmore, Business Support Services

Time: 10 minutes

Synopsis of Presentation:

Provide information to Council about the evaluation process used to recommend Inland Services, Incorporated to provide Solid Waste Services for the City's West Zone.

Future Action:

September 23, 2002 Business Meeting

3. Commercial Non-Discrimination Ordinance

Committee Chair: Joe White

Resources: Mac McCarley, City Attorney's Office
Vi Lyles, City Manager's Office

Time: 10 minutes

Synopsis of Presentation: The purpose of this presentation is to summarize the Commercial Non-Discrimination Ordinance and highlight key issues that were discussed by the Restructuring Government Committee. The Restructuring Government Committee has voted to recommend that Council adopt a Commercial Non-Discrimination Ordinance that would become effective upon state legislative approval with respect to two provisions.

Future Action:

September 23, 2002 Business Meeting

**6:30 P.M. CITIZENS FORUM
MEETING CHAMBER**

**7:00 P.M. AWARDS AND RECOGNITIONS
MEETING CHAMBER**

CONSENT

- 4. Consent agenda items 20 through 37 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

PUBLIC HEARING

5. Public Hearing on Draft Albemarle Road/I-485 Interchange Study



Action: Receive public comment on the draft Albemarle Road/I-485 Interchange Study

Committee Chair: Lynn Wheeler

Staff Resource: Garet Walsh, Planning

Explanation:

The draft *Albemarle Road/I-485 Interchange Study* was developed as a follow-up to the *Eastside Strategy Plan*, adopted by Council in October 2001. The *Eastside Strategy Plan* recommended that a land use workshop be completed to determine the most appropriate future land use mix for the northeast and northwest quadrants of the Albemarle Road/I-485 Interchange. Recommendations from this *Albemarle Road/I-485 Interchange Study* will amend the *East District Plan (1990)* for the study area.

The draft *Albemarle Road/I-485 Interchange Study* makes specific recommendations as summarized below:

- **Land Use:** New development should consist of an integrated mix of residential, retail, office and open space of a scale and intensity to create a town center at the intersection of Albemarle and Rocky River Church Roads. The residential development could include various densities up to an overall density of either 8 dwelling units per acre or 4 dwelling units per acre depending on the specific location. Recommended retail development recognizes approved development plans and would allow up to 100,000 square feet of neighborhood service retail integrated with residential and/or office development.
- **Design:** An extensive set of design guidelines emphasizes connectivity, walkability, integration of useable open space and appropriate street design. The guidelines will help ensure that new development is of the highest quality.
- **Transportation:** Recommendations help minimize traffic impacts on Albemarle Road and the I-485 interchange. In addition, new collector and local streets are proposed to disperse traffic throughout the study area. Also, recommendations are provided to

ensure that all streets are designed to accommodate pedestrian, bicycle, transit and automobile travel.

Committee Discussion:

Staff presented an overview of the *Albemarle Road/I-485 Interchange Study* to the Economic Development and Planning Committee on August 21, 2002 and requested that City Council receive public comment on it at the September 23, 2002 business meeting. The study will be reviewed again by the Economic Development and Planning Committee in October for further discussion. Council is tentatively scheduled to receive a recommendation from the Economic Development and Planning Committee and take action on the study on November 11, 2002.

Community Workshops:

The planning process for the draft *Albemarle Road/I-485 Interchange Study* included a three-day workshop held in the community in February 2002. Property owners, area residents, Town of Mint Hill staff and Cabarrus County staff attended the workshop sessions. These stakeholders worked with City of Charlotte staff to identify community issues and opportunities and develop land use, design and transportation recommendations. The workshop included two evening meetings attended by approximately 50 people each night, as well as two daylong sessions attended by approximately 15 people during each day.

Public Meetings:

In addition to the workshop meetings, staff hosted a public meeting in the community on June 11, 2002 to present the draft recommendations. Approximately 50 people participated at this public meeting. The Planning Committee of the Planning Commission conducted another public meeting on the plan on June 17, 2002. Public comment at this meeting, as well as at the June 11, 2002 meeting focused on differences between the staff recommendation and a proposal put forth by a group of approximately 5 families (about 30 people) owning property near the interchange. The key difference between the staff recommendation and the alternative proposed by the group of property owners is the intensity and location of the proposed retail and office development as follows:

Staff Recommendation: Includes 100,000 square feet of retail development; 200,000 square feet of office; and 4,500 residential units. The most intense uses are located away from the interchange ramps.

Staff's recommendation also includes an extensive set of urban design guidelines to help ensure that this area becomes a very desirable place to live, work and shop in the future. Transportation recommendations are also provided to ensure that the street network is integrated with the proposed development and that it accommodates a variety of travel modes (bicycling, walking, transit, automobiles).

Alternative Proposed by Group of Property Owners: Includes 752,000 square feet of retail; 500,000 square feet of office; and 4,079 residential units. The most intense uses are located near the interchange ramps.

Town of Mint Hill Public Hearing: Because the *Albemarle Road/ I-485 Interchange Study* considered an area included within the Town of Mint Hill's jurisdiction, Planning staff, at the request of the Charlotte-Mecklenburg Planning Committee, presented the plan to the Town Board on August 15, 2002. The Town held a public hearing on the study on September 12, 2002 and voted unanimously that evening to support the study as recommended by Planning staff.

Transportation Technical Committee: The Transportation Coordinating Committee (TCC) requested information on the study since the study involved an I-485 interchange and the area was part of the *I-485 Interchange Analysis* adopted by the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) in 1999. The TCC discussed the *Albemarle Road/I-485 Interchange Study* at its September 5, 2002 meeting and voted unanimously to support the Planning staff recommendation. TCC also requested that the study be shared with the MUMPO at its September 18, 2002 meeting.

At their meeting on September 17, 2002, the Planning Committee of the Planning Commission voted to support the draft *Albemarle Road/I-485 Interchange Study* with the following revisions to the staff's land use recommendations:

- Increase the overall square footage maximum of allowed retail in the study area from 100,000 square feet to 300,000 square feet, and restrict any single tenant to a maximum of 90,000 sq. ft.
- Do not require any of the retail uses to be vertically integrated.
- Allow the flexibility for retail and office uses to locate closer to the I-485 interchange.
- Change a portion of the recommended multi-family mixture to mixed residential at an overall density of up to 8 dwelling units per acre.
- Change a portion of the area recommended for residential at an overall density of up to 4 dwelling units per acre to residential at an overall density of up to 8 dwelling units per acre.

Notification:

Approximately 1000 postcards were mailed out to notify citizens of this September 23, 2002 public comment session. Notices were sent to all property owners within the study area listed on the tax office files (693 notices); representatives of Eastside neighborhood organizations (60 notices); citizens who were involved in the *Eastside Strategy Plan* (48 notices); and citizens who signed in at any previous public meetings on the *Albemarle Road/I-485 Interchange Study* (200 notices).

Attachment 2

Draft *Albemarle Road/I-485 Interchange Study*

6. **Public Hearing and Resolution to Close Bartow Court and Four Alleyways Bounded by Elizabeth Avenue, North Torrence Street, Travis Avenue and Park Drive**

Action: A. **Conduct a Public Hearing to close Bartow Court and four alleyways bounded by Elizabeth Avenue, North Torrence Street, Travis Avenue and Park Drive, and**

B. **Adopt a Resolution to Close.**

Staff Resource: Scott Putnam, Transportation

Policy:

To abandon right-of-way that is no longer needed for public use

Explanation:

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and requests this Council action in accordance with the statute.

Petitioner:

Providence Road Land Partners, LLC/Chris Helsabeck

Right-of-Way to be abandoned:

Bartow Court and four alleyways bounded by Elizabeth Avenue, North Torrence Street, Travis Avenue and Park Drive.

Location:

Closures are located within the Elizabeth Community.

Bartow Court: Beginning at North Torrence Street and continuing southeastwardly approximately 290 feet to its terminus.

Alleyway 1: Beginning approximately 115 feet from the intersection of North Torrence Street and Bartow Court, the 10-foot wide alleyway runs off Bartow

Court northeastwardly approximately 100 feet to the beginning of alleyway two.

Alleyway 2: Beginning at the terminus of alleyway one, the 10-foot wide alleyway runs southeastwardly approximately 200 feet turning southwestwardly approximately 80 feet to its terminus at alleyway three.

Alleyway 3: Beginning at the end of Bartow Court, the 5-foot wide alleyway runs approximately 175 feet southeastwardly to its intersection with Travis Avenue.

Alleyway 4: Beginning from North Torrence Street, approximately 100 feet west of Bartow Court, the 10-foot wide alleyway runs approximately 465 feet southeastwardly to its terminus at Travis Avenue.

Reason:

To incorporate the right-of-way into adjacent property owned by petitioner for a future mixed use development. This property was rezoned by the City Council (rezoning petitions 99-30, 99-130 and 02-56) approved on April 19, 1999, January 18, 2000 and June 17, 2002.

Notification:

In accordance with City Policy, the Charlotte Department of Transportation (CDOT) has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies and City departments for review.

Adjoining property owners

F&F Hamer Limited Partnership –No objections

Neighborhood/Business Associations

Myers Park HOA, Inc. – No objections

Crescent Heights Neighborhood Association – No objections

Chantilly Neighborhood Association – No objections

Elizabeth Community Association – No objections

Charlottetown Terrace (CHA) – No objections

Midtown Charlotte Association – No objections

Charlotte Organizing Project – No objections

Cherry Community Organization – No objections

Private Utility Companies – No objections. Easements are provided to utility companies to maintain their existing facilities as requested.

City Departments –

Review by City departments has identified no apparent reason this closing would:

- Be contrary to the public interest; or
- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to his property as outlined in the statutes.

Attachment 3

Map

7. Public Hearing and Resolution to Close Old East Third Street (formerly known as Shorter Avenue) Between Independence Boulevard and Cherry Street

Action: A. Conduct a Public Hearing to close Old East Third Street (formerly known as Shorter Avenue) between Independence Boulevard and Cherry Street, and
B. Adopt a Resolution to Close.

Staff Resource: Scott Putnam, Transportation

Policy:

To abandon right-of-way that is no longer needed for public use

Explanation:

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and requests this Council action in accordance with the statute.

Petitioner:

N. Walker Wells and Elizabeth K. Wells

Right-of-Way to be abandoned:

Old East Third Street (formerly known as Shorter Avenue) between Independence Boulevard and Cherry Street.

Location:

Located within the Elizabeth Community beginning from Independence Boulevard northwestwardly approximately 283 feet to its terminus at Cherry Street.

Reason:

To incorporate the right-of-way into adjacent property owned by the petitioner for potential development.

Notification:

In accordance with City Policy, the Charlotte Department of Transportation (CDOT) has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies and City departments for review.

Adjoining property owners

Robert and Virginia Mullis – No objections

Neighborhood/Business Associations

Cherry Community Organization – No objections

Myers Park HOA, Inc. – No objections

Crescent Heights Neighborhood Association – No objections

Elizabeth Community Association – No objections

Charlottetown Terrace (CHA) – No objections

Charlotte Organizing Project – No objections

Midtown Charlotte Association – No objections

Private Utility Companies – No objections. Easements are provided to utility companies to maintain their existing facilities as requested.

City Departments –

Review by City departments has identified no apparent reason this closing would:

- Be contrary to the public interest; or
- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to his property as outlined in the statutes.

Attachment 9

Map

POLICY

8. City Manager's Report

9. Arena-Related Actions

Information on this agenda item will be sent out in the September 20, 2002 Council-Manager memorandum.

10. Arena Construction Manager Selection

Information on this agenda item will be sent out in the September 20, 2002 Council-Manager memorandum.

11. Contract Award for West Zone Solid Waste Collection Bid



Action: Authorize the City Manager to negotiate a five-year contract with two possible one-year extensions with Inland Services, Incorporated for refuse, recycling, yard waste, and bulky item pickup for the West Zone of the City.

Committee Chair: Joe White

Resources: Clark Jackson, PCAC Chair
Julie Burch, City Manager's Office
Mujeeb Shah-Khan, City Attorney's Office
David Elmore, Business Support Services

Explanation:

The current memorandum of understanding between the City and the Solid Waste Services Key Business Unit (KBU) to provide refuse, recycling, yard waste and bulky item pickup for the West Zone of Charlotte will expire on June 30, 2003.

In anticipation of this date, City staff from Solid Waste Services, Procurement Services, Internal Audit and Legal in conjunction with the Privatization and Competition Advisory Committee (PCAC) developed a Request For Qualifications (RFQ) for a new West Zone collection contract.. The RFQ was issued on March 15, 2002 and produced three responses from private companies. Internal Audit reviewed each of the private companies financial information and found that all the companies appeared to be financially capable of performing the services.

The same team that developed the RFQ also developed a Request For Proposals (RFP) that was issued on April 26, 2002. The City's Solid Waste Services KBU and one private company responded to the RFP. The private company that responded is Inland Services Corporation (Inland Services), based in Lawton, Oklahoma.

An evaluation team composed of PCAC members Clark Jackson, Bill Cornett, Raphael Basisa and Assistant City Manager Julie Burch, and Utilities Key Business Executive (KBE) Doug Bean reviewed the proposals. The City's Solid Waste Services KBU and Inland Services gave presentations to the evaluation team on July 23, 2002. After the presentations, the City retained R.W. Beck, a solid waste consulting firm, to review each proposal for operational feasibility.

Information was provided to the PCAC relating to:

- Pricing for each proposal
- References for Inland Services
- Synopsis of site visits to locations in Augusta Georgia and Fort Bragg
- R.W. Beck solid waste consultants report
- Response from both proposers to the consultants report
- Proposal clarification questions answered by Inland Services
- Contract language provided in the RFP
- Retention of employees and service delivery during the next year in the West Zone

The PCAC met on August 22, 2002 and voted unanimously to recommend Inland Services, Inc. to serve the West Zone under a five-year contract with two possible one-year extensions beginning July 1, 2003.

The PCAC recommendation was presented to the Restructuring Government Committee on August 26, 2002 and the Restructuring Government Committee voted unanimously on September 9, 2002 to recommend contract award to Inland Services.

If the recommendation is approved, Inland Services will develop a detailed transition plan for approval by the Solid Waste Services KBE. The transition plan will describe all tasks and resources associated with the transition, including the method to be used for informing citizens about any changes in daily routes. Inland Services will submit transition plan updates on a weekly basis to the Solid Waste KBE, until services begin on July 1, 2003.

Contract monitors employed by the City's Solid Waste Services KBU will be responsible for monitoring the contract. The same contract monitors that currently monitor the City's performance in the West Zone would be responsible for monitoring the performance of Inland Services. The contract monitors will investigate complaints and if necessary, work with the City Attorney's Office to assess liquidated damages allowed under the contract if performance issues occur.

Twenty-five Solid Waste Services employees currently providing these services in the West Zone will be affected by this action. Inland Services has agreed to interview any displaced City employees but is under no obligation to hire them. The City will make every effort to place employees with good performance in other positions in Solid Waste or in other areas of the organization in accordance with the Employee Placement Policy.

Committee Discussion:

The Privatization and Competition Advisory Committee has extensively reviewed this item and recommended Inland Services to the Restructuring Government Committee for contract award. The Restructuring Government Committee met on August 26, 2002 to hear a presentation explaining the PCAC recommendation of Inland Services; Council members White, Spencer, Graham, Cogdell, and Lochman were present. Council member Cogdell requested additional information and a vote on the matter was deferred until September 9, 2002. City staff and PCAC members met with Council member Cogdell on August 29, 2002 to answer additional questions about the project. The Restructuring Government Committee discussed the item again on September 9, 2002, with all members present and voted unanimously to recommend Inland Services to Council for contract award.

The discussions in both committees included questions and concerns about the City employees impacted, the competition process, the transition process, contingency plans should Inland services be unsuccessful in performing the contract, and appropriate contract language.

Summary of Bids:

<u>Year</u>	<u>City Present Value</u>	<u>City % Increase</u>	<u>Inland Present Value</u>	<u>Inland % Increase</u>
One	\$3,524,047.46		\$3,658,021.05	
Two	3,733,195.57	10.3%	3,460,560.54	-1.5%
Three	3,939,556.70	10.1%	3,389,817.69	2.2%
Four	4,124,733.64	8.2%	3,356,746.49	2.4%
Five	4,123,955.07	4.7%	3,277,032.45	2.2%
Five Year Total	19,445,488.44		17,142,178.22	
Present Value Difference			\$2,303,310.22	

Current Cost	Inland 5 Year Avg Cost	City 5 Year Avg Cost
\$6.09	9.30	\$10.61
Current Cost	Inland 1st Year	City 1st Year
\$6.09	\$9.16	\$8.83

Funding:

Funding will be provided through the Solid Waste KBU which will administer and monitor the contract. Both the proposal from the City's Solid Waste Key Business Unit and Inland Services represent a substantial increase from the approximate total of \$2,822,150 currently spent to provide solid waste services in the West Zone.

Attachment 5

West Zone Map

12. Commercial Non-Discrimination Ordinance

Action: A. Adopt a Commercial Non-Discrimination Ordinance, with the stipulation that it not go into effect until state approval has been obtained for the following two provisions: (a) defining “discrimination” to include discrimination that is based on race, gender, religion, national origin, ethnicity, age or disability, but that may not be unlawful under existing state or federal law; and (b) providing that a company may be disqualified from participating in City contracts for violation of the Ordinance.

B. Direct staff to seek state legislative approval for the two provisions identified above.

Committee Chair: Joe White

Staff Resource: Vi Lyles, Assistant City Manager's Office
Mac McCarley, City Attorney's Office

Policy:

Council directed the City Manager to plan and initiate a public process to develop a local MWBD program that meets the community needs and the legal requirements. The process included appointment of a Stakeholders Committee made up of community leaders interested in creating equal opportunity in business development. The Stakeholders Committee presented its interim recommendations to City Council on June 3, 2002. The recommendations were referred to the Restructuring Government Committee for further review and discussion.

Explanation:

On June 3, 2002, the MWBD Stakeholders Committee presented its program recommendations to Council. Council referred the matter to the Restructuring Government Committee, and the Restructuring Government Committee met and considered each recommendation. Based on the

Restructuring Government Committee's recommendation, Council has previously approved and directed staff to proceed with all of the Stakeholders Committee's program recommendations except for the proposed Commercial Non-Discrimination Ordinance.

On September 9, 2002, the Restructuring Government Committee completed its deliberations regarding how the proposed Commercial Non-Discrimination Ordinance would operate. Based on a vote taken at that meeting, the Restructuring Government Committee is recommending that Council adopt the Ordinance with certain revisions, and with the stipulation that the Ordinance not go into effect until state approval is obtained for two provisions that it contains.

Explanation:

The attachments to this Agenda contain a summary of the key elements of the proposed Commercial Non-Discrimination Ordinance, as well as an overview of changes made to the version of the Ordinance proposed by the Stakeholders Committee in June 2002. On Friday, September 20, 2002, staff will be forwarding minutes from various meetings of the Restructuring Government Committee, at which the Commercial Non-Discrimination Ordinance was discussed.

Committee Discussion:

The Restructuring Government Committee discussed the proposed ordinance at three meetings. The proposed ordinance (with an amendment made by Council member Cogdell) was approved with four voting in the affirmative (White, Graham, Cogdell, Spencer) and one in the negative (Lochman). The Committee discussion focused on the following key discussion points:

- Application of ordinance to private sector work if company involved seeks City business
- Possible application of ordinance to discrimination alleged to have taken place outside Charlotte or North Carolina if staff sees link between discrimination that occurred elsewhere and potential for discrimination in the Charlotte area
- Complaint investigation process (who will investigate and how long investigations will take); Arbitration process and who will pay cost
- Application of remedies: What is the range of options and under what circumstances would they be applied? What happens if a contract has been awarded and work is well underway before a finding of discrimination is determined? How does the City balance a possible remedy against timely completion of work and any additional costs?
- Will the ordinance apply to professional services such as legal, accounting, and other consultants?
- Special state legislation needed to address: 1) defining "discrimination" to include discrimination that is based on race, gender, religion, national origin, ethnicity, age, disability, but that may not be unlawful under existing state or federal law; and 2) disqualification or suspension from participating in City contracts.

Council member Lochman raised several questions regarding the arbitration process, judicial review, the costs associated with the investigation and arbitration process, and application of the ordinance for private sector work. Council member Cogdell requested an amendment to the proposed ordinance that would allow the complainant to appeal the city preliminary decision to arbitration so as to mirror the process for the respondent company's appeal process. This amendment was approved with the motion for approval of the ordinance.

The Committee also heard from the community on the proposed ordinance including representatives of the Stakeholder Committee, the Charlotte Chamber, the Minority Contractors Association as well as individuals.

Funding: No additional funding is requested at this time. Attached to this Agenda is an excerpt from the Stakeholders Committee's June 3, 2002 recommendation packet, estimating the potential cost to the City of investigating claims under the Ordinance.

Attachment 6

- Summary of the key elements of the Commercial Non-Discrimination Ordinance
- Overview of the changes made to the version of the Ordinance proposed by the Stakeholders Committee;
- Proposed Commercial Non-Discrimination Ordinance; and
- Excerpt from the Stakeholders Committee's June 3, 2002 recommendation packet, estimating the potential cost of investigating claims
- Copies of minutes from Restructuring Government Committee meetings at which this was discussed will be distributed on Friday, September 20, 2002.

BUSINESS

13. Approval of 2003 Annexation Areas Reports



Action: Approve the Annexation Reports which have been developed for each of the eight 2003 Annexation Areas.

Staff Resources: Jonathan Wells, Planning
Mike Boyd, City Attorney's Office

Policy:
City Annexation Policy and State Annexation Statutes

Explanation:
The development of the annexation reports (and subsequent approval by City Council) is required by state annexation statutes, which specify that certain types of information must be included regarding the extension of municipal services to the proposed annexation areas.

These reports include:

- Relevant maps
- A statement indicating how the areas meet annexation criteria
- A description of City services to be provided
- A statement of the method by which the City plans to finance the extension of services
- An impact statement on rural fire departments and fire protection
- An impact statement on City finances and services

These reports will be sent out in the September 18, 2002 Council-Manager memo.

By statute, the reports must be approved by Council at least 30 days prior to the annexation public informational meeting, which has been scheduled for Thursday, November 7, 2002. Approval at the September 23, 2002 Council meeting will ensure that this 30-day requirement is met.

The Preliminary Annexation Report, a summary of all eight proposed annexation areas, was presented to Council at the September 3, 2002 Workshop meeting. Approval of these Annexation Reports (referred to as the "Annexation Plans") is the next step in annexation required by the state statutes. Copies of the individual Annexation Plans will be available from the Planning Commission upon Council approval.

On September 17, 2002, Council passed a series of Resolutions of Intent, to consider annexation of these areas.

Community Input:

The scheduled adopted by Council on September 17, 2002 includes an annexation public hearing to be held on November 18, 2002.

14. Disparity Study

Action: Approve a contract with MGT of America in the amount of \$369,120.00 for purposes of conducting a Disparity Study for the City.

Staff Resources: Mac McCarley, City Attorney's Office
Vi Lyles, City Manager's Office

Policy:

On January 8, 2002, a local contractor filed a lawsuit in federal court challenging the constitutionality of the City's Minority and Women Business Development (MWBD) Program. In response to the lawsuit, Council voted on January 14, 2002 to end the race and gender conscious components of the City's local Minority Woman Business Development (MWBD) Program. Council also directed the City Manager to plan and initiate a public process to develop a new program that will meet community needs consistent with constitutional and other legal requirements, to proceed with hiring a consultant to conduct a disparity study.

Explanation:

A disparity study compares the percentage of City contract dollars that go to minority and women-owned firms, on both prime and subcontracts to the percentage of firms willing and qualified to perform those contracts that are owned by minorities and women. If there is a difference between the two, the study will determine whether it is attributable to discrimination through anecdotal evidence and various statistical tools. If there is discrimination, the study will recommend appropriate programs to remedy the problem.

In response to the Request for Proposals (RFP) issued jointly by the City, County and Charlotte Mecklenburg Schools, six (6) proposals were received. An Evaluation Committee consisting of legal counsel and MWB Program Coordinators from each participating entity, Vi Alexander-Lyles, Harvey Gantt, Chairman of the MWBD Stakeholder's Committee and Procurement Services Staff evaluated proposals and interviewed four (4) finalists. It is the unanimous decision of the Evaluation Committee to recommend a contract with MGT of America for conducting the disparity study. Staff briefed City Council on this matter at the dinner meeting on September 9, 2002.

Upon completion of the disparity study, the Stakeholders Committee and the City will evaluate whether the race and gender neutral interim program should be modified to include race conscious measures, based on the findings and recommendations of the disparity study.

Attached is the executive summary from MGT's proposal, along with the proposal section describing the methodology that MGT proposes to use in the study.

Summary of Bids:

	<u>City</u>	<u>County</u>	<u>CMS</u>	<u>Total</u>
Boston Research	\$274,736	\$ 83,204	\$ 83,204	\$ 441,144
Mason Tillman	\$260,181	\$190,259	\$190,259	\$ 640,699
DJ Miller & Associates	\$301,389	\$221,564	\$221,564	\$ 744,515
BCC Research	\$276,520	\$250,690	\$256,930	\$ 784,140
MGT of America	\$499,285	\$249,642.50	\$249,642.50	\$ 998,570
NERA	\$481,780	\$361,335	\$361,335	\$1,204,450

Negotiated Price:

MGT of America	\$369,120	\$299,910	\$253,770	\$ 922,800
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Funding:

General Fund Operating Budget

Attachment 7

Executive Summary

Timeline

15. Amendment to City West Commons Financing Plan



Action: Authorize the City Manager to negotiate an amendment to the City West Commons Shopping Center financing plan, reducing the Letter of Credit requirement for guaranteeing the \$2,524,000 Section 108 loan from \$2,524,000 to \$1,250,000.

Staff Resources:

Stanley Watkins, Neighborhood Development
 Robert Sweeney, Charlotte-Mecklenburg
 Development Corporation President

Policy:

The Economic Development Focus Area seeks to improve business conditions along the City's distressed business corridors, including West Boulevard. The Westside Strategic Plan recognizes the need to revitalize Westside business areas, eliminate blight and redevelop the Westover Shopping Center (now renamed the City West Commons Shopping Center). Neighborhood plans for Wilmore, Reid Park, Arbor Glen and Wingate identify the need for quality retail services in the area, which are not currently available.

Explanation:

On June 24, 2002, Council approved a financing plan for City West Commons Shopping Center that included the transfer of the Section 108 loan (\$2,524,000) and Economic Development Initiative grant (\$950,000) from the Arbor Glen project (Dalton Village) to the City West Commons Shopping Center. The purpose of the transfer was to provide the construction and permanent financing for the new project. The City's request for a transfer was made to U. S. Department of Housing and Urban Development (HUD) on July 3, 2002.

In order to minimize the risk of default on the Section 108 loan, the City placed two conditions on the loan that were a part of the transfer application to HUD. The conditions required the following:

- The Charlotte Mecklenburg Development Corporation (CMDC) to achieve a minimum 80% lease up of total space in the shopping center.
- The CMDC provide the City a Letter of Credit (LOC) in the amount of \$2,524,000 to insure the repayment of the Section 108 loan in the event of a default.

The CMDC has advised City staff that the lease requirement has been achieved and provided executed leases to be reviewed by the City's legal counsel. A summary of leases is attached.

However, the CMDC has experienced difficulty in obtaining a Letter of Credit for the full debt on the project because of the untested nature of the retail market in the area, the terms of many of the leases, and the unusual use of the LOC for this type project.

However, they have received an offer from BB&T for a Standby Letter of Credit (LOC) in favor of the City in the amount of \$1,250,000 or 50% of the Section 108 loan amount. Other terms of the Letter of Credit are being negotiated to be consistent with the City's requirements for an Irrevocable Standby Letter of Credit.

According to the City's consultant, the shopping center should have a current value of approximately \$3,100,000 (using a 10% cap rate on existing leases). In a default, it is likely that the existing leases would not be performing, but the center, which has construction and development costs of \$4,874,000 (not including land), should still have value exceeding, or close to, the value of the outstanding Section 108 loan. It is anticipated that the City would be able to work with BB&T to recover the outstanding Section 108 loan balance.

Staff has been informed by HUD that it has tentatively approved the loan transfer request based on the \$2,524,000 LOC, but they are open to considering the proposed LOC reduction to \$1,250,000. A final HUD decision is expected very soon.

The CMDC requested this item be on the September 23, 2002 Business Agenda due to the tenants' need for construction to start as soon as possible, and for project funding to commence shortly after HUD's approval.

Background

A Section 108 loan from HUD is guaranteed by the City's annual Community Development Block Grant (CDBG) funds. The City currently has \$4.6 million in outstanding 108 loans and can issue an additional \$20 million in 108 loan commitments, which represent five times its annual CDBG allocation.

Attachment 8

Summary of Leases

16. Charlotte Enterprise Community Contract



Action: Approve the contract with the Charlotte Enterprise Community for \$400,600 to serve the neighborhoods in the Enterprise Community.

Staff Resource: Stanley Watkins, Neighborhood Development

Policy:

The Economic Development Focus Area emphasizes preparing people for quality employment and meeting the workforce needs of employers. Workforce development and economic development activities provided by the Enterprise Community Initiative are part of the City's overall efforts to help disadvantaged residents in the community prepare for jobs, find jobs and pursue entrepreneur opportunities.

Explanation:

The contract with the Charlotte Enterprise Community, Inc. (CEC) provides for adult and youth training, employment and entrepreneurship to 32 neighborhoods that make up the Enterprise Communities (EC). The Enterprise Communities were created in 1994 as part of a \$2.95 million federal grant from the U.S. Department of Health and Human Services to provide employment services and economic opportunities for residents in census tracts with high poverty levels. The grant expires in December 2004 and all funds must be expended by that date. Approximately \$826,236 remains from the original grant.

During FY 2002, the CEC was successful in achieving 90% of its Balanced Scorecard objectives. Highlights of their performance include the following:

- Achieved its major objective of reorganizing from the Northeast Charlotte Enterprise Community to the Charlotte Enterprise Community, with a reorganized Board including membership from each of the three EC cluster areas;
- 242 Enterprise Community residents participated in job training classes;
- 2,141 Enterprise Community residents attended sponsored Job Training Fairs; and
- 86 businesses participated in sponsored Job Fairs.

See attachment for more details on the FY 2002 performance.

For FY2003, the CEC is proposing to continue similar activities. Highlights of the proposed Balanced Scorecard activities include:

- Implement a Youth Technology and Entrepreneurship Program and involve 25 CEC youth in the program's activities;
- Recruit 200 youth to participate in the Mayor's Summer Youth Employment Program;
- Sponsor four comprehensive job fairs (including mini training sessions on various topics); recruit 500 Enterprise Community residents and 50 businesses to participate;
- Involve 60 Enterprise Community residents in Customized Job Training Classes;
- Involve 30 businesses/employers in a Tax Incentive Workshop to employ CEC residents; and
- Conduct feasibility study of managing future JobLink Center site.

Background:

In June 2001, Council approved a contract with the *Northeast Enterprise Community* cluster in the amount of \$400,600 to implement a consolidation agreement and provide service to the three Enterprise Community areas for the period July 1, 2001 to June 30, 2002. This contract was extended to allow CEC additional time to plan for the fiscal year while filling the executive director position.

Funding:

Enterprise Community Grant – United States Department of Health and Human Services

Attachment 9

FY2003 CEC Contract and Balanced Scorecard

FY2002 Balanced Scorecard Achievements

CEC Board of Directors

CEC Geography - Map

17. Vintage Trolley Improvements to Charlotte Convention Center

Information on this agenda item will be sent out in the September 20, 2002 Council-Manager Memorandum.

18. Support for Resource Conservation and Development Program

Action: Approve support of an application to the U.S. Department of Agriculture for designation as the South Central Piedmont Resource Conservation and Development Area.

Staff Resource: Denise Foreman, City Manager's Office

Explanation:

At the September 9, 2002 Business Meeting, at the request of Council member Nancy Carter, Council agreed to place consideration of support for an application to the US Department of Agriculture for designation as a Resource Conservation and Development Area on the September 23, 2002 Council Agenda.

A steering committee comprised of representatives from Mecklenburg, Cabarrus, Gaston, Lincoln, Rowan, Stanly and Union Counties is developing an application to the U.S. Department of Agriculture for designation of the seven county area as a Resource Conservation and Development Area. The steering committee has developed a draft application and is seeking support for the application from municipal and county elected boards. Council member Carter also serves on the steering committee. To date, the application has received support from Lincoln and Cabarrus counties and the City of Lincolnton. Mecklenburg, Gaston, Rowan, Stanly and Union counties will consider support during the weeks of September 16, 2002 and September 23 2002. The application must be submitted by September 25, 2002.

The Resource Conservation and Development Program (RC&D) utilizes a combination of private enterprise and federal assistance to encourage the following program objectives:

- improving the quality of life, including social, economic and environmental concerns
- continuing prudent use of natural resources; and
- strengthening local citizens' ability to utilize available sources of assistance through Federal and State agencies and other public and private entities.

The draft application outlines goals and objectives in four specific areas:

- land conservation – achieve improved erosion control, sediment reduction and enhanced soil health
- land management – assist units of government, private industries and local citizens in implementing programs that protect and improve the natural resources within the area
- community development – assist the towns and rural communities with activities that provide needed facilities and services to the citizens residing within the RC&D area
- water management – develop and implement programs that improve water quality within the area

If the application is accepted by the US Department of Agriculture Natural Resources Conservation Service, a board would be formed to administer programs that support social, economic and environmental issues in the area. Federal funding would be made available to allow the board to hire an area coordinator and provide that coordinator with a part-time assistant, an office, equipment and support services. The coordinator would be responsible to help identify and facilitate projects that meet the goals of the application. No program funding is provided by the federal government. Program funding is obtained through grants, loans, donations and cost sharing from the private sector, corporations, foundations and all levels of government. RC&Ds are non-profit organizations.

The board would be formed from representatives of each sponsor organizations (primarily counties and towns, but also some representatives from soil and water conservation districts.) Each member of the board would have an equal vote on matters before the board. The board would be responsible for the organizations by-laws, hiring an area coordinator, determining office location, selecting projects that would be supported by the organization, determining dues, and evaluating program effectiveness. Each sponsor organization would be responsible for selecting a representative for the board and submitting annual dues (Dues will be determined by the board upon the applications acceptance. In other North Carolina RC&Ds, dues range from \$500 to \$3,000 annually.)

Other North Carolina RC&Ds have provided funding and support for the following sample programs:

- watershed restoration, stabilization and education
- elementary school outdoor learning project
- fish habitat enhancement
- yard waste recycling program
- nature trail construction
- flood prevention

After review of the draft application, staff in the City Manager's Office, Utilities and Engineering and Property Management recommend support of this application and future program. This program will afford the City the opportunity to work with regional neighbors; target programs that meet Council priority areas; and access funding for projects that will improve or sustain our natural resources.

Attachment 10

Resource Conservation and Development Application

Letters of Support from Utilities and Engineering and Property Management

19. Real Estate Exchange Agreement between the City of Charlotte and United States General Services Administration (USGSA)

Action: A. Approve a Real Estate Exchange Agreement between the City of Charlotte and the United States General Services Administration for the exchange of the City owned property at East Trade and North Davidson for the existing Federal Courthouse and land at 401 West Trade Street, known as the Jonas Courthouse.

B. Approve a Lease Agreement between the City and the United States for the Federal Courthouse and land.

C. Approve a Purchase and Sale Agreement between the City and Freeman, McClintock & Wells for the Federal Courthouse and land at 401 West Trade Street, subject to a sealed bid process.

Explanation:

The United States General Services Administration (GSA) has evaluated options for a new Federal Courthouse in Charlotte, concluding that a new facility will best meet the long term needs of the federal courts in Charlotte. The site preferred by the GSA, the Courts, and the City through the Government District Master Plan, is the block bounded by East Trade Street, Davidson, Fifth, and Caldwell streets.

In 2001, the City Council elected to acquire the site, preserve it for the courthouse use, and sell it to the GSA when funding for the new Federal Courthouse was available.

The GSA has developed an optional strategy that it believes would accelerate the funding of the new courthouse by at least a year. The GSA has proposed that the City exchange the East Trade Street site (appraised value \$10,600,000) for the existing Jonas Courthouse and property on West Trade Street (appraised value \$10,700,000). Completing the exchange would allow the GSA to immediately seek design and construction funding for the new courthouse.

During the five to seven years necessary to complete the new courthouse, the GSA would lease the existing building for continued operations of the courts. Key terms of the lease are:

- Approximately \$1.1 million annually in rent, after all expenses (subject to reappraisal at the beginning of the lease term).
- Original term of 4 years, with four one-year optional extensions.
- Annual escalation of 2%.

Due to the uncertainty of when the new courthouse would be completed and the time and cost associated with adapting the old courthouse to a new use, a plan has been developed that places those risks with a group of private sector investors. The investors, represented by Freeman, McClintock and Wells, have submitted a Purchase and Sale Agreement with the following terms:

- The investment group would purchase the old courthouse and property on West Trade Street with a net purchase price to the City of \$10,800,000.
- The lease with the GSA would be assigned to the investment group, who would receive the annual lease payments.
- The City (and County) would receive ad valorem taxes on the previously tax exempt property.
- The City would have an option to repurchase the building and property should a public use and funding be identified. This option could be assigned to the County if the future public use is in the County's purview.
- If a publicly funded use for the building is not identified, the investment group would have responsibility for adapting the old building to a new use when the courts move into their new building.
- The Freeman, McClintock and Wells purchase offer would be subjected to sealed, upset bids to insure the City is receiving the optimum price. The Freeman, McClintock and Wells contract would remain valid unless another purchase contract was approved and closed.

Introduction to CONSENT

The consent portion of the agenda is divided into two sections: Consent I and Consent II.

Consent I consists of routine items that have been approved in the budget and are low bid.

Consent II consists of routine items that have also been approved in the budget, but may require additional explanation.

Contracts awarded to Minority and Women Business Development (MWBD) certified companies are noted. The MWBD abbreviations are as follows:

ABE – Asian American

BBE – African American

HBE – Hispanic

NBE – Native American

WBE – Non-Minority Women

Disadvantaged Business Enterprise (DBE) is a federal program primarily used for Aviation and Transit. DBE is race neutral.

Contractors and Consultants

All contractors and consultants selections follow the Council approved process unless explained otherwise.

CONSENT I

20. Various Bids

A. Andrill Terrace Streetscape

E&PM

Recommendation:

The City Engineer recommends the low bid of \$263,930.29 by 7 Star Construction Company Inc., of Rock Hill, South Carolina. This is one of the projects included in the Westside Strategy Plan and will construct curb and gutter, sidewalk and other infrastructure along Andrill Terrace from Oaklawn Avenue to the railroad tracks on North Summit Avenue. Separate from this contract, Duke Power will also install decorative lighting. When planting restrictions (due to the drought) are lifted, a landscaping contract will be let to plant trees along Andrill Terrace.

B. Charlotte-Mecklenburg Government Center Chamber Roof Replacement FY2002 **E&PM**

Recommendation:

The City Engineer recommends the low bid of \$273,491.90 by Carolina Roofing Company of Lincolnton, North Carolina. Five roofing Contractors were pre-qualified to bid on this project. Five bids were received. This project consists of removal and replacement of the existing roof above Council chambers which is past its life expectancy and is experiencing leaking problems.

21. Set Dates and Times for the 2002 Performance Evaluations for the City Manager, City Attorney and City Clerk

Action: Set dates and time for closed sessions for the purpose of conducting the 2002 performance evaluations of the City Manager, City Attorney and City Clerk:

City Manager	Monday, November 25, 2002	3:00 p.m.
City Clerk	Monday, October 28, 2002	3:30 p.m.
City Attorney	Monday, November 18, 2002	3:30 p.m.

22. Set Public Hearing for Monument

Action: Set a public hearing for October 28, 2002 to consider a public monument in Marshall Park commemorating the 87th Infantry Division WWII.

23. Resolution of Intent to Abandon Street and Set Public Hearing for Slater Road Between Cindy Lane and Juniper Drive

Action: A. Adopt the Resolution of Intent to abandon Slater Road between Cindy Lane and Juniper Drive, and

B. Set a public hearing for October 28, 2002.

Attachment 11
Map

24. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Cochrane Drive

Action: A. Adopt the Resolution of Intent to abandon a portion of Cochrane Drive, and

B. Set a public hearing for October 28, 2002.

Attachment 12
Map

CONSENT II

25. Cathy Road Sidewalks and Drainage

Action: Approve change order #1 to the Cathy Road Sidewalks and Drainage Improvements contract with Kip Corporation of Charlotte, North Carolina for \$165,775.40.

Staff Resource: David Meachum, Engineering and Property Management

Explanation:

Council awarded the contract on December 12, 2001 for \$499,290.

Due to an increase in project scope, change order #1 will provide funds for additional drainage ditch excavation not included in the original construction plans. This change order will also fund additional undercut excavation, select backfill material; stone and asphalt paving due to poor soil conditions encountered during construction.

Prices for this change order were based on existing contract unit prices and negotiated prices for new items. The prices are appropriate for the work.

With the change order, the new contract sum is \$665,065.40

Funding:

Capital Investment Plan

26. Amendment to Animal Control Ordinance

Action: Adopt an ordinance amending Chapter 3, Section 3-26 of the City Code to allow for designated off-leash areas in public parks.

Staff Resources: John Joye, City Attorney's Office
Brian Cox, Mecklenburg County Parks and Recreation

Explanation:

Mecklenburg County has agreed to develop some fenced areas in public parks where dog owners can take their dogs off their leashes. The first of these areas will be located at McAlpine Park. The County Commission amended the Parks Ordinance and the County Animal Control Ordinance on December 4, 2001 to allow for the creation of these off-leash areas.

This amendment to the City's Animal Control Ordinance makes it consistent with the County Ordinance in allowing dogs off-leash in those areas of public parks that are specifically designated for that purpose.

Dog owners wishing to use the leash-free areas will be required to apply for a license to do so. The cost will be \$35 annually and the application process will assure that only fully vaccinated dogs are allowed in the areas. The areas will be regulated, and enforced by park employees who will be able to call upon off-duty CMPD officers employed by the parks or Animal Control at need.

Attachment 13

Amendment to Animal Control Ordinance

27. Jefferson Storm Water Capital Improvement

Action: Approve an agreement for \$398,030 with W.K. Dickson for engineering planning services for the Jefferson Storm Water Capital Improvement Project.

Staff Resource: Steve Sands, Engineering and Property Management

Explanation:

The Jefferson Storm Water Capital Improvement project covers approximately 800 acres and includes neighborhoods along Providence Road south of Fairview Road and Sardis Road. The project will analyze over 20,000 feet of channel, 6,500 feet of pipe system and nine ponds. Improvements may include culvert replacements, pipe system upgrades and channel improvements to alleviate existing house and road flooding and stream erosion.

This agreement is for surveying, analyzing existing conditions, and citizen involvement. Amendments to this agreement are expected in the future for analyzing alternatives and design phase services.

Community Input:

The Engineering & Property Management Project Communication Guidelines will be used to notify nearby neighborhoods.

Funding:

Storm Water Capital Investment Plan

28. Water Main Replacements FY2001 Contract U Renewal

Action: Approve renewal #1 with Dallas 1 Construction, LLC for continued construction of water main replacements in accordance with FY2001 Contract U. Renewal #1 will be in the amount of \$1,163,762.78.

Staff Resource: Doug Bean, Utilities

Explanation:

This renewal will enable Utilities to continue to provide improved service to citizens who have experienced water quality or low pressure problems. This construction will provide for replacement of water mains for system improvements and/or maintenance. The need is based on aging and corroded water mains resulting in increased costs, frequent breaks and reduced flow rates and pressure.

The contract document provides for renewal of the contract up to three times, at the City's option, as an incentive to the contractor for productivity and workmanship. This renewal will increase the contract amount from \$1,163,762.78 to \$2,327,525.56.

MWBD: \$183,000 will be subcontracted to WBE firms and \$2,000 to a HBE firm.

Funding:

Water and Sewer Capital Investment Plan

29. Water and Sewer Main Construction Street Main Extensions FY2002 Contract C Renewal

Action: Approve Renewal #2 with R. H. Price, Incorporated for continued construction in accordance with FY2002 Contract C water and sewer street main extensions. Renewal #2 will be in the amount of \$837,890.70.

Staff Resource: Doug Bean, Utilities

Explanation:

This renewal will enable Utilities to continue construction throughout the city and county for applicants who have requested water and sewer main street main extensions.

The contract document provides for renewal of the contract up to three times, at the City's option, as an incentive to the contractor for productivity and workmanship. This renewal will increase the contract amount for FY2002 Contract C from \$1,675,781.40 to \$2,513,672.10.

MWBD: R. H. Price is a certified WBE. \$6,000 will be subcontracted to OBE (non-MWBE firms). Price or other WBE firms will perform the remaining contract amount.

Funding:

Water and Sewer Capital Investment Plan

30. Sewer Pipe Cleaning Service Contract Renewal

Action: Approve Renewal #1 with Bio-Nomic Services, Incorporated for continued work in the Sewer Pipe Cleaning Service Contract. Renewal #1 will be in the amount of \$650,500.

Staff Resource: Doug Bean, Utilities

Explanation:

This renewal will enable Utilities to continue providing cleaning services to existing sewer lines in the McAlpine Creek Sewer Basin and various lines located throughout the City of Charlotte and Mecklenburg County. Sewer line cleaning will remove foreign materials from existing lines and restore the sewer to a minimum of 95% of the original carrying capacity.

The contract document provides for renewal of the contract up to three times, at the City's option, as an incentive to the contractor for productivity and workmanship. This renewal will increase the contract amount from \$650,500 to \$1,301,000.

Funding:

Water and Sewer Capital Investment Plan

31. Sale of City-Owned Property on Amay James Avenue

Action: Approve the sale of City-owned property located on Amay James Avenue (tax codes 145-182-29, 145-173-05, 145-173-22(001), 145-173-22(002) and 145-171-05).

Staff Resource: Stanley Wilson, Neighborhood Development

Policy:

The City's FY2003 Consolidated Plan identifies a need for affordable, safe and decent housing for low-income families. The Plan was approved by City Council on May 13, 2002 and reaffirmed the three basic goals of the City's Housing Policy: *preserve the existing housing stock, expand the supply of low and moderate-income housing, and support family self-sufficiency initiatives.*

Explanation:

On June 12, 2000 Council approved the purchase of the Reid Park 203K loan project to complete the rehabilitation and sale of 16 units (six duplexes, one triplex and one single-family house). Ten of the units (five duplexes) are being sold as shown below. Four of the duplex units will be owner-occupied on one side, while one duplex unit will be all rentals. The remaining six units were not feasible for rehabilitation and have been demolished. These units have been replaced with three single-family homes and are pending sales closing and move-in by the homeowners.

The total City investment in the 203K loan project was \$970,000. Of this total, \$670,000 was used to pay-off an outstanding HUD loan and \$300,000 to complete the renovation under a contract with Charlotte-Mecklenburg Housing Partnership. The total property consists of 0.851 acres and the units have an appraisal value of \$62,000 per unit.

The sales contracts were advertised in the Charlotte Observer to meet the upset bid requirements. No upset bids were received. Staff recommends the sale of this property as follows:

Name	Parcel #	Amount
Billy Massey	145-182-29	\$65,000
Jeannetta Massey	145-173-05	\$65,000
Tenena Simmons	145-173-22(001)	\$65,000
Tenena Simmons	145-173-22(002)	\$65,000
Myron Massey	145-171-05	\$65,000

Attachment 14

Parcel Map

32. Public Relations Contract Renewal - WaterSmart Education Campaign

Action: Approve Renewal #1 with Luquire George Andrews for advertising, public relations and creative services related to Charlotte-Mecklenburg Utilities WaterSmart Marketing Campaign. This one-year renewal will be in the amount of \$275,000.

Staff Resource: Doug Bean, Utilities

Explanation:

This one-year renewal will enable Luquire George Andrews (LGA) to continue providing marketing, public relations, and advertising-related services to the Charlotte-Mecklenburg Utilities WaterSmart Marketing Campaign. The previous contract, approved by Council on July 23, 2001,

was for a period of one year with three one-year renewal options. For the fiscal year ending June 30, 2002, LGA continued providing effective advertising, creative and public relations support services for the WaterSmart conservation program.

LGA continued advertising via several newspaper print ads in *The Charlotte Observer* and hundreds of radio spots on five local stations. LGA also used the 'WaterSmart' VW Beetle and for the first time advertised on six billboards during the summer as a new way to reach customers. On the public relations (PR) side, Utilities staff and LGA visited local news outlets in the spring of 2002 to continue promoting the campaign, and ongoing media relations generated plenty of free news publicity heading into the summer. LGA also produced six water/sewer bill inserts during the fiscal year and sent information directly to neighborhood groups, swim clubs, home and garden enters, large employers, etc. LGA has worked well with Utilities staff in helping integrate WaterSmart promotions with general community outreach efforts such as Water Week.

Results from the 2001 UNCC Urban Institute survey indicates early success with the WaterSmart program. Taken in the Fall of 2001, 59% of 800 survey respondents across the county said they were aware of the WaterSmart campaign. More than 37 percent said they have changed their watering habits because of it. Utilities is currently participating in the second annual survey to collect ongoing comparative results.

The continuing drought has generated the need for some changes in WaterSmart messages and tactics. Halfway into the summertime campaign, Utilities and LGA adjusted our message to reflect the 'Critical' Water Watch status caused by a growing concern with drought-related water supply issues. Advertisements were changed to reflect requested watering hours of 9 pm to 4 a.m. only, to emphasize using less water. The WaterSmart campaign will continue to develop this year as we wait to see whether drought conditions persist, whether mandatory restrictions remain a necessity, and how the City's long-term conservation program will need to progress.

This is the first renewal and will increase the contract amount from \$275,000 to \$550,000.

Funding:

Water and Sewer Operating Budget

33. Resolution for Acceptance of Federal Aviation Administration Grants

Action: Adopt a resolution allowing the Aviation Director to accept any Federal Aviation Administration (FAA) Airport Improvement Program grant that may become available before the end of the federal fiscal year on September 30, 2002.

Staff Resource: Jerry Orr, Aviation

Explanation:

Under Federal legislation for the Airport Improvement Program, the FAA allocates a certain amount of grant money for discretionary projects, such as the Noise Compatibility Program, and high priority airfield projects. The FAA has advised the Airport that additional funds may be available before the end of the Federal fiscal year.

This resolution will authorize the Aviation Director to accept any grants offered by the FAA on behalf of the City that may become available before the end of the fiscal year on September 30, 2002. No local matching funds are expected for these potential grants.

Committee Discussion:

The Airport Advisory Committee recommends this action.

Attachment 15

Resolution

34. Construction Contract for a Corporate Aviation Hangar

Action: A. Accept withdrawal of bid by Carmel Contractors and Laxton Construction Company, and return their bid security,

B. Award a contract to the next lowest responsive bidder, Randolph & Son Builders of Charlotte, NC in the amount of \$1,281,814 for construction of an aircraft hangar, and

C. Adopt a budget ordinance appropriating \$1,330,000 from the Airport Excluded Centers Fund Balance.

Staff Resource: Jerry Orr, Aviation

Explanation:

This contract will provide for the construction of a 25,820 square-foot storage hangar that will accommodate corporate aircraft. The hangar will be located in the general aviation area, owned by the City and managed by Signature Flight Support, the Airport’s current Fixed Base Operator. Fees for storage of aircraft will repay the cost of providing the hangar.

The budget ordinance is as follows:

Construction	\$1,281,814
Contingency	\$ 48,186
TOTAL	\$1,330,000

Background:

On October 8, 2001, Council awarded a contract in the amount of \$220,375 to Pease Associates for the design of a hangar accommodating up to nine corporate aircraft.

Committee Discussion:

The Airport Advisory Committee recommends this action.

Funding:

Aviation Excluded Centers Fund

Attachment 16

Ordinance

35. Airport Parking Expansion

Action: A. Award a contract to APAC Carolina of Charlotte in the amount of \$483,880 for paving of a parking lot, and

B. Adopt a budget ordinance appropriating \$498,880 from the Airport Discretionary Fund Balance, to be replaced from the proceeds of future General Airport Revenue Bonds.

Staff Resource: Jerry Orr, Aviation

Explanation:

This contract will provide paving and drainage systems for an 892-space parking lot located on Old Dowd Road, across from one of the Airport’s overflow parking lots. The lot will be used for employee parking.

The Budget Ordinance consists of:

Construction	\$483,880
Quality Assurance	\$ 15,000
Total	\$498,880

Funding:

Aviation Discretionary Fund Balance

Attachment 17

Ordinance

36. Property Transactions

Action: Approve the following property acquisitions (A-J) and adopt the condemnation resolutions (K-CC).

NOTE: Condemnation Resolutions are on file in the City Clerk's Office.

Acquisitions:

- A. Project:** FAR Part 150 Land Acquisition
Owner(s): Nora Herring
Property Address: 7126 Wilkinson Blvd.
Property to be acquired: 4.640 acres
Improvements: Vacant land
Purchase Price: \$229,000
Remarks: The purchase price was determined by two independent appraisers and was reviewed by a third appraiser. Each appraisal takes into consideration the specific quality and quantity of the land. The tax value is determined on a more generic basis and will be higher or lower for land/ house with certain attributes. Property is acquired per Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration reimbursement.
Zoned: B2
Use: Vacant land
Tax Value: \$58,500
Tax Code: 055-371-18
- B. Project:** Southwest Water Transmission Main, Parcel #77
Owner(s): William R. Curlee
Property Address: 2701 Toddville Road
Property to be acquired: 10,051 sq.ft. (0.231 ac.) of Permanent Easement plus 4,666 sq.ft. (0.107 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$25,325
Remarks: This acquisition is required for the Southwest Water Transmission Main Project. Compensation was established by independent, certified appraisals in the area.
Zoned: R-3

Use: Single Family Residential
Tax Code: 059-07-104
Total Parcel Tax Value: \$115,070

- C. Project:** Sanitary Sewer to Serve Hambright Road, Parcel #4 and #34
Owner(s): Bank of America, N.A., a National Banking Association, as Trustee for the Bank of America Pension Plan
Property Address: 12976 and 12982 McCoy Road
Property to be acquired: 16,391 sq.ft. (0.376 ac.) of Permanent Easement plus 28,286 sq.ft. (0.649 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$41,675
Remarks: This acquisition is required for the Sanitary Sewer to Serve Hambright Road Project. Compensation was established by an independent, certified appraisal and an appraisal review.
Zoned: I-1
Use: Vacant
Tax Code: 017-173-03 and 017-461-04
Total Parcel Tax Value: \$1,616,510
- D. Project:** McAlpine Creek Relief Sewer, Parcel #45,
Owner(s): Olde Providence Racquet Club
Property Address: 5922 Sharon View Road
Property to be acquired: 152,529 sq.ft. (3.502 ac.) of Permanent Easement plus 122,023 sq.ft. (2.801 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$44,025
Remarks: This acquisition is required for the McAlpine Creek Relief Sewer Project. Compensation was established by an independent, certified appraisal and an appraisal review.
Zoned: R-3 and R-20MF
Use: Racquet Club
Tax Code: 211-101-23 and 211-562-24
Total Parcel Tax Value: \$2,585,210
- E. Project:** Southwest Water Transmission Main, Parcel #27
Owner(s): OMHR Properties, LLC
Property Address: Old Mount Holly Road
Property to be acquired: 51,715 sq.ft. (1.187 ac.) of Permanent Easement plus 35,255 sq.ft. (0.809 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$31,000
Remarks: This acquisition is required for the Southwest Water Transmission Main Project. Compensation was established by an independent, certified appraisal and an appraisal review.

Zoned: I-1CD
Use: Vacant
Tax Code: 057-095-13
Total Parcel Tax Value: \$78,750

- F. Project:** Southwest Water Transmission Main, Parcel #34
Owner(s): Linda H. Embler, Trustee for Matthew Brewer Embler
Property Address: 631 Toddville Road
Property to be acquired: 46,529 sq.ft. (1.068 ac.) of Permanent Easement plus 14,562 sq.ft. (0.334 ac.) of Temporary Construction Easement
Improvements: Tree
Purchase Price: \$39,903
Remarks: This acquisition is required for the Southwest Water Transmission Main Project. Compensation was established by an independent, certified appraisal and an appraisal review.
Zoned: I-2
Use: Vacant
Tax Code: 057-122-18
Total Parcel Tax Value: \$178,770
- G. Project:** Davidson/Matheson Connector, Parcel #11, #12 and #13
Owner(s): Neese Country Sausage, Inc.
Property Address: 613 Jordan Place and 2604 North Davidson Street
Property to be acquired: 1,708 sq.ft. (0.039 ac.) of Fee Simple and Permanent Utility Easement plus 6,262 sq.ft. (0.144 ac.) of Temporary Construction Easement
Improvements: Landscaping and Chain Link Fence
Purchase Price: \$13,400
Remarks: This acquisition is required for the Davidson/Matheson Connector Project. Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: I-2
Use: Warehouse/Industrial
Tax Code: 083-066-03 and 083-066-04
Total Parcel Tax Value: \$116,660
- H. Project:** Freedom Drive (NC 27) Widening, Parcel #436,
Owner(s): Anthony P. Gilham and Wife, Linda A. Gilham
Property Address: 4209 Freedom Drive
Property to be acquired: 161,956 sq.ft. (3.718 ac.) of Fee Simple
Improvements: All – Total Take
Purchase Price: \$202,450

Remarks: This acquisition is required for the Freedom Drive (NC 27) Widening Project. Compensation was established by an independent, certified appraisal and an appraisal review.

Zoned: R-4

Use: Single Family Residential

Tax Code: 059-041-03

Total Parcel Tax Value: \$85,830

- I. Project:** Prosperity Church Road Widening-Phase II, Parcel #85

Owner(s): Cogdell Investors (Mallard)

Property Address: Mallard Creek Road

Property to be acquired: 18,671 sq.ft. (0.429 ac.) of Fee Simple, Permanent Easement and Temporary Construction Easement

Improvements: Sign, Landscaping

Purchase Price: \$75,670

Remarks: This acquisition is required for the Prosperity Church Road Widening-Phase II Project. Compensation was established by an independent, certified appraisal and an appraisal review.

Zoned: RE-1

Use: Office

Tax Code: 047-168-19

Total Parcel Tax Value: \$5,224,540

- J. Project:** Mallard Creek Annexation, Parcel #1

Owner(s): Barbara M. Smyrl

Property Address: 2325 Mallard Creek Church Road

Property to be acquired: 43,560 sq.ft. (one ac.) of Fee Simple

Improvements: One-Story Residential House

Purchase Price: \$173,000

Remarks: This acquisition is required to construct a fire station for the Mallard Creek Annexation Project.

Zoned: R-3

Use: Residential in a Research Zone Area

Tax Code: 047-162-03

Total Parcel Tax Value: \$50,610

Condemnations:

- K. Project:** Southwest Water Transmission Main, Parcel #1
- Owner(s):** Paw Creek American Legion Post #353, Inc. and Any Other Parties of Interest
- Property Address:** 5661 Brookshire Boulevard
- Property to be acquired:** 18,565 sq.ft. (0.427 ac.) of Permanent Easement plus Temporary Construction Easement
- Improvements:** None
- Purchase Price:** \$12,450

Remarks: This acquisition is required for the Southwest Water Transmission Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: I-2

Use: Commercial

Tax Code: 035-012-23

Total Parcel Tax Value: \$298,530

- L. Project:** Southwest Water Transmission Main, Parcel #8
Owner(s): Joseph T. Ryerson & Son, Inc. and Any Other Parties of Interest
Property Address: 5435 Hovis Road
Property to be acquired: 40,826 sq.ft. (0.937 ac.) of Permanent Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$17,125
Remarks: This acquisition is required for the Southwest Water Transmission Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: I-2 and R-5MHO
Use: Warehouse/Industrial
Tax Code: 057-011-02
Total Parcel Tax Value: \$3,060,710
- M. Project:** Southwest Water Transmission Main, Parcel #43
Owner(s): Charlotte Health Care Center, Inc. and Any Other Parties of Interest
Property Address: 1735 Toddville Road
Property to be acquired: 13,051 sq.ft. (0.300 ac.) of Permanent Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$15,325
Remarks: This acquisition is required for the Southwest Water Transmission Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-9MF (CD)
Use: Apartment
Tax Code: 059-104-20
Total Parcel Tax Value: \$2,073,710

- N. Project:** Southwest Water Transmission Main, Parcel #49
Owner(s): Kingsway Realty Company, Inc. and Any Other Parties of Interest
Property Address: 1929 Toddville Road
Property to be acquired: 4,262 sq.ft. (0.098 ac.) of Permanent Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$3,700
Remarks: This acquisition is required for the Southwest Water Transmission Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Single Family Residential
Tax Code: 059-103-02
Total Parcel Tax Value: \$91,920
- O. Project:** Southwest Water Transmission Main, Parcel #63
Owner(s): Realty Investments Ltd., and Any Other Parties of Interest
Property Address: Toddville Road
Property to be acquired: 1,199 sq.ft. (0.028 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$450
Remarks: This acquisition is required for the Southwest Water Transmission Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff is recommending condemnation in order to obtain clear title.
Zoned: R-3
Use: Vacant
Tax Code: 059-081-10
Total Parcel Tax Value: \$6,300
- P. Project:** Southwest Water Transmission Main, Parcel #80
Owner(s): Richard W. Stikeleather and Any Other Parties of Interest
Property Address: 6034 Tuckaseegee Road
Property to be acquired: 1,760 sq.ft. (0.040 ac.) of Permanent Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$540
Remarks: This acquisition is required for the Southwest Water Transmission Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: R-3
Use: Single Family Residential
Tax Code: 059-071-09
Total Parcel Tax Value: \$66,090

- Q. Project:** Prosperity Church Road Widening-Phase II, Parcel #88
Owner(s): The Park Elevator, LLC and Any Other Parties of Interest
Property Address: Mallard Creek Road
Property to be acquired: 7,580 sq.ft. (0.174 ac.) of Fee Simple plus Permanent Easement, plus Temporary Construction Easement
Improvements: Landscaping
Purchase Price: \$25,175
Remarks: This acquisition is required for the Prosperity Church Road Widening-Phase II Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-1 (CD)
Use: Vacant
Tax Code: 029-361-27
Total Parcel Tax Value: \$431,250
- R. Project:** Rocky River Outfall-Phase II, Parcel #32
Owner(s): Thomas G. Cotter and Wife, Patricia A. Cotter
Property Address: 12831 Westmoreland Farm Road
Property to be acquired: 9,965 sq.ft. (0.229 ac.) of Permanent Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$4,075
Remarks: This acquisition is required for the Rocky River Outfall-Phase II Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Single Family Residential
Tax Code: 007-422-01A
Total Parcel Tax Value: \$25,000
- S. Project:** Storm Water Economic Development, Parcel #2,
Owner(s): John W. Sistrunk and Any Other Parties of Interest
Property Address: 3941 and 3485 North Davidson Street
Property to be acquired: 10,200 sq.ft. (.234 ac.) of Permanent Stormwater Easement
Improvements: Frame house to be demolished.
Purchase Price: \$27,000

Remarks: This acquisition is required for the Storm Water Economic Development Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: I-2

Use: Commercial/Vacant

Tax Code: 091-10-106 and 091-10-107

Total Parcel Tax Value: \$11,220

- T. Project:** Brookshire Boulevard Widening, Parcel #24,
Owner(s): RJM Investments, Inc. and Any Other Parties of Interest
Property Address: North Cloudman Street
Property to be acquired: 4,248 sq.ft. (0.098 ac.) of Fee Simple Right-of-Way and Temporary Construction Easement
Improvements: None
Purchase Price: \$6,525
Remarks: This acquisition is required for the Brookshire Boulevard Widening Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: O-1CD
Use: Vacant
Tax Code: 039-043-11
Total Parcel Tax Value: \$10,330
- U. Project:** Graham Street Widening, Parcel #6
Owner(s): National Service Industries, Inc. and Any Other Parties of Interest
Property Address: 365 Dalton Avenue
Property to be acquired: 4,096 sq.ft. (0.094 ac.) of Fee Simple and Temporary Construction Easement
Improvements: Asphalt and Concrete Paving, Sign Replacement and Relocation, Landscaping
Purchase Price: \$29,400
Remarks: This acquisition is required for the Graham Street Widening Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated agreement with the property owner.
Zoned: I-2
Use: Warehouse/Industrial
Tax Code: 078-111-02
Total Parcel Tax Value: \$1,151,650

- V. Project:** Long Creek Pump Station and Force Main, Parcel #30
Owner(s): Donald Eugene Kinley, Sr. and Any Other Parties of Interest
Property Address: 2039 Lake Drive
Property to be acquired: 7,220 sq.ft. (.166 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$3,200
Remarks: This acquisition is required for the Long Creek Pump Station and Force Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-5
Use: Single Family Residential
Tax Code: 031-472-32
Total Parcel Tax Value: \$168,710
- W. Project:** Long Creek Pump Station and Force Main, Parcel #31
Owner(s): Donald Eugene Kinley, Jr. and Any Other Parties of Interest
Property Address: 10718 Harwood Lane
Property to be acquired: 4,942 sq.ft. (.113 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$2,800
Remarks: This acquisition is required for the Long Creek Pump Station and Force Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-5
Use: Single Family Residential
Tax Code: 031-472-33
Total Parcel Tax Value: \$185,540
- X. Project:** Long Creek Pump Station and Force Main, Parcel #32
Owner(s): Donald Eugene Kinley, Sr. and Any Other Parties of Interest
Property Address: 10714 Harwood Lane
Property to be acquired: 4,178 sq.ft. (.096 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$2,050

Remarks: This acquisition is required for the Long Creek Pump Station and Force Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: R-5

Use: Vacant Land

Tax Code: 031-472-34

Total Parcel Tax Value: \$54,000

Y. Project: Long Creek Pump Station and Force Main, Parcel #33

Owner(s): Jerry Lee Kinley and Any Other Parties of Interest

Property Address: 10710 Harwood Lane

Property to be acquired: 3,626 sq.ft. (.083 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement

Improvements: None

Purchase Price: \$1,600

Remarks: This acquisition is required for the Long Creek Pump Station and Force Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: R-5

Use: Single Family Residential

Tax Code: 031-472-35

Total Parcel Tax Value: \$183,790

Z. Project: Long Creek Pump Station and Force Main, Parcel #34

Owner(s): Donald Eugene Kinley, Sr. and Any Other Parties of Interest

Property Address: 1412 Hart Road

Property to be acquired: 3,650 sq.ft. (.084 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement

Improvements: None

Purchase Price: \$1,850

Remarks: This acquisition is required for the Long Creek Pump Station and Force Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: R-5

Use: Vacant

Tax Code: 031-472-36

Total Parcel Tax Value: \$54,000

- AA. Project:** Long Creek Pump Station and Force Main, Parcel #35
Owner(s): Donald Eugene Kinley, Sr. and Any Other Parties of Interest
Property Address: 1408 Hart Road
Property to be acquired: 3,986 sq.ft. (.092 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$2,700
Remarks: This acquisition is required for the Long Creek Pump Station and Force Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-5
Use: Vacant Land
Tax Code: 031-472-37
Total Parcel Tax Value: \$54,000
- BB. Project:** Long Creek Pump Station and Force Main, Parcel #36
Owner(s): Donald Eugene Kinley, Sr. and Any Parties of Interest
Property Address: 1404 Hart Road
Property to be acquired: 3,704 sq.ft. (.085 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$2,600
Remarks: This acquisition is required for the Long Creek Pump Station and Force Main Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Vacant Land
Tax Code: 031-472-38
Total Parcel Tax Value: \$54,000
- CC. Project:** Nations Ford Road Sidewalk, Parcel #18
Owner(s): Carroll B. Little, Sr, Carroll B. Little, Jr. and Wife, Elaine B. Little, Virginia L. Cannon, Virginia L. Cannon and Husband, James G. Cannon, Samuel Martin Little and Wife, Suzanne Q. Little and Any Other Parties of Interest
Property Address: Nations Ford Road
Property to be acquired: 14,948 sq.ft. (0.343 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$9,400

Remarks: This acquisition is required for the Nations Ford Road Sidewalk project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: BDCD

Use: Commercial

Tax Code: 203-189-05

Total Parcel Tax Value: \$301,090

. **Meeting Minutes**

Action: Approve the titles, motions and votes reflected in the Clerk's record as the minutes of:

- **August 26, 2002 Business Meeting**